



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Replacement of Press Box at the Grape Bowl (221 Lawrence Street, Lodi)
MEETING DATE: March 3, 1993
PREPARED BY: Parks and Recreation Director

RECOMMENDED ACTION: Review and approve the Press Box project in the Grape Bowl (Stadium).

BACKGROUND INFORMATION: In December of 1990, we had a fire at the Grape Bowl (Stadium) which destroyed the press box.

In conversation with the City Manager, it was his feeling that the replacement of the press box should be the responsibility of the School District and not the City. His reasoning was based on use and finances of the City. I contacted the School District with this information and position and suggested a formation of a committee of interested people to see if we could build a new press box. They were not real excited about our thinking, but did feel a press box was still needed.

A committee was formed headed up by Jim Frost, (the then Principal at Lodi High School) and Pete Saco, Lodi High Athletic Director. We received a very good turnout with a lot of enthusiasm. From that committee, plans were drawn and a financial plan was put into place. The financial plan was basically to secure donations and volunteers to build the facility. The "Everett Luiz Family" kicked off the drive with a \$5,000.00 donation in Everett's name. Various committee people went out and secured commitments for assistance (\$) and donations of goods, materials, or services.

We reached the point of being ready to go, with the exception that we felt we were \$20,000.00 light in our construction fund. Bill Meehleis, Meehleis Modular, came to the forefront to volunteer to build the facility and use his contractor's license, etc. Additionally, the School District volunteered \$20,000.00 of construction dollars from a student body fund at the two high schools, with repayment coming from the annual Lodi/Tokay High School football games (special game assessments), until the loan is paid off.

Mr. Pete Saco, Athletic Director, will be present tonight to walk us through highlights of the press box history. He will introduce Mr. Scott Dasko, Architect (who volunteered the plan work) to present the project, Bill Meehleis, to talk about construction, Saco - finances, and to seek your approval to move forward with the project.

The target for construction would be to start this Spring and finish by mid August, readying the press box for Fall football 1993.

Please see attached Exhibit A (City information) and Exhibit B, an outline for tonight's presentation by Mr. Saco.

APPROVED: _____

THOMAS A. PETERSON
City Manager



recycled paper

Replacement of Press Box at the Grape Bowl
(221 Lawrence Street, Kodi)
March 3, 1993
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FUNDING: Basically, none. The Community Development Department has incurred some plan checking expense and Parks and Recreation will pick up the architect check cost \$350.00-\$400.00 in our current budget.



Ron Williamson
Director
Parks and Recreation Department

RW:srb
Attachments

cc: Bob McNatt, City Attorney

/EXHIBIT A/

CITY COUNCIL

PHILLIP A. PENNINGO Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
RAY C. DAVENPORT
STEPHEN J. MANN
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 334-6790

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

February 9, 1993

2/12/93 cc: Scott Essin
Steve Virrey
Parks & Rec.
Commission

Bill Meehleis
Meehleis Modular Buildings
1303 East Lodi Avenue
Lodi, CA 95240

Subject: GRAPE BOWL PRESS BOX CONSTRUCTION

Dear Bill:

As we discussed yesterday at lunch, the need for a detailed agreement between the parties regarding the press box construction at the Grape Bowl seems to have disappeared. In my conversation with Mamie Starr, it appears that Lodi Unified School District's concerns have been addressed and that we can now proceed on an informal basis.

As I understand the situation, it is proposed that the District will loan \$20,000 to the student body association, which will then deposit that amount in the trust account at Farmers and Merchants Bank [Account #00165379]. You will then be able (with the signature of the other trustees) to directly write checks based on invoices for additional construction costs.

Upon completion of the project, any unencumbered funds remaining in the account will be returned to the student body association. The association will reimburse the District for the loan by a surcharge on tickets to certain events held at the Grape Bowl. In this way, neither the City nor the District is directly involved in the construction of the project.

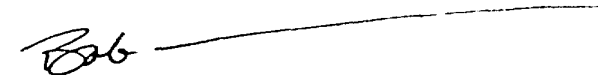
In order to lay a "paper trail" it is requested that upon completion of the project, you execute a quitclaim deed (which I will prepare) for the improvements to the City's real property. The presentation of this deed would also give us the opportunity to publicly express the City's gratitude for your generous gift.

FEB. 11 1993

Bill Meehleis
February 9, 1993
Page Two

If this is consistent with your understanding and agreeable to you, please acknowledge by just initialing and returning a copy of this letter to me in the enclosed envelope.

Best regards.



BOB W. McNATT
City Attorney

BM:vc

cc: Darwin Kinghorn, Esquire, LUSD
Mamie Starr, Facility Planner, LUSD
Marilyn Domingo, Business Manager, LUSD
Ron Williamson, Parks and Recreation Dept.
Douglas Frueh, Tokay High School
Jim Pryor
Pete Saco, Lodi High School

PRESSBOX.3/TXTA.01V

GRAPE BOWL PRESSBOX FUND

DONATIONS CAN BE MADE TO:

Farmers & Merchants Bank
% Grape Bowl Pressbox Fund
Att: Safe Deposit
Call Box 3000
Lodi, CA 95242/

FOR THOSE WISHING TO MAKE A DONATION IN PERSON, PLEASE GO TO THE :

Farmers & Merchants Bank (Main Branch)
Safe Deposit Line
121 W. Pine St.
Lodi , CA

ERETT LUIZ AND SONS DAIRY INC.
18721 NORTH RAY ROAD
LODI, CALIFORNIA 95240



APR 1 1991

March 28, 1991

Ron Williamson
125 North Stockton St.
Lodi, Ca. 95240

Dear Ron,

It was nice talking with you last week, lets get together sometime soon for lunch.

The fire at the Grape Bowl saddened us all and talking with you about the press box brought back alot of great memories not only as a member of the Flames football team, but as a coach and spectator.

As you may know all the Luiz brothers (6) and so far (4) grandsons have participated on that playing field, and our entire family has enjoyed Lodi sports for many years.

The loss of our father and husband was very hard for us, but we believe he would be pleased to have the memorial fund be used to renovate the press box at the Grape Bowl.

We wish to donate \$5000.00 to get this project started so that it may be used at the start of the 1991 season.

We will be waiting to hear from you on the above matter.

Sincerely
Randy E. Luiz *Lois Luiz*
Randy Luiz, Lois Luiz

RECEIVED
APR 1 1991
11-11

Buck passed on press box financing

By TAMMA ADAMEK

News-Sentinel staff writer

The city does not want to pay for a building it is not going to use.

And local high schools cannot pay for something they don't have the money for.

Meanwhile, there is nothing but a big hole atop the bleachers at the Lodi Grape Bowl — the city-owned stadium used for high school football games. The hole was left in December when vandals apparently burned down the old, wooden press box that stood there.

"It's gotten to be a question in administration — whose responsibility is it?" Parks and Recreation Director Ron Williamson said. "The city doesn't need a press box. If the press box is rebuilt, we'd like to see the school district involved."

But according to school officials, the district does not have the money. "The school district is in dire financial straits," said Leroy Carney, director of secondary instructional services for Lodi Unified School District.

"We can't wait much longer," Carney said. "Football season is starting in September and there's nothing there."

Lodi and Tokay high schools rent the Grape Bowl from the city for their home football games. During football season, the press box is used by the game's announcer, both home and visiting coaches and a camera person who films the action on the field.

According to Tokay High School Athletic Director Joanne Katanic, films of the football games are im-

portant not just to coaches but to college scouts responsible for spotting potential scholarship recipients. The filming cannot be done from the bleachers.

"It's really something important for our high school teams and coaches to operate like the others," Carney said. "And to operate like the others, they need a press box."

Sentiment over who should rebuild the burned out structure varies from high school to high school.

"It's on (city) property," Katanic said, adding that she thinks the city should take a hand in replacing the press box.

According to Kirk Evans, administrative assistant to the city manager, the building — which was only partially burned but had to be completely destroyed — was covered by insurance. The deductible is \$25,000.

Evans said that the insurance will only cover the portion of the building that was burned and will not replace it. He is awaiting responses to several bids on the project. "Right now it doesn't look like we're going to exceed the \$25,000," he said.

Meanwhile, Lodi High School Athletic Director Pete Saco said he is ready to take the lumps and is hurriedly taking steps to get the press box rebuilt.

With the combined efforts of Lodi High Principal Jim Frost and head football coach Jim Sowers, Saco said he is going to call on the community to help with the project. "I think we're going to hit the



Steve Virrey of the Parks and Recreation Department stands on the site of the press box whose demolition he supervised.

service clubs," he said. "And we want to draw from the talents of people in the community."

Saco said the new press box would only need to be about one-third the size of the old one — large

enough to accommodate coaches and the announcer. The camera person, he said, could film the game from the roof.

"We need to move on this as soon as possible, though," Saco said.

CITY OF IOLI
SPECIAL ALLOCATION REQUEST

TO: FINANCE DIRECTOR
CITY MANAGER

DATE:

January 21, 1991


FROM: Ron Williamson, Director
Parks and Recreation Department

PROJECT NUMBER:

Request is made for funds to accomplish the following project which was not included in the current budget.

Description of Project	Estimated Cost
Tom, per our conversation and meeting with the school district administration the other day, you directed me to proceed with demolition of the press box at the Grape Bowl. Our low bid was \$3,000. We have added a contingency of \$1,000 because of unexpected situations that might arise.	\$ 4,000.00

We have contacted Public Works for an appropriate contract form to do this related work and will follow same to issue our contract for services.


Ron Williamson, Director
Parks and Recreation Department

cc: Tom Peterson
Marilyn Field

(If you need more space, use additional sheet and attach to this form.)

Date of Approval _____ Amount Approved _____
Council _____ City Manager _____

FUND OR ACCOUNT TO BE CHARGED

Current Budget	\$ _____	Prior Year Reserve	\$ _____
Contingent Fund	\$ _____	General Fund Surplus	\$ _____
Capital Outlay Reserve	\$ _____	Reimbursable Account	\$ _____
Utility Outlay Reserve	\$ _____	Other: (Specify)	_____
		Account Number	\$ _____

Robert H. Holm, Finance Director

Thomas A. Peterson, City Manager

Submit this form in duplicate to the Finance Director. Distribution after approval will be as follows: 1) Originating Department 2) Finance Department

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1/31/91

MEMORANDUM, City of Lodi, Community Development Department

TO: Ron Williamson, Parks & Recreation Director
FROM: Roger G. Houston, Chief Building Inspector
DATE: January 15, 1991
SUBJECT: Announcing Booth at the Grape Bowl

On January 14, 1991 an inspection was conducted at the Grape Bowl concerning the announcing booth. The following are results of that inspection:

1. The structure is at the end of its useful life span. It is structurally insecure, deteriorated, and the stairs do not meet today's code.
2. Your department repaired the booth about one year ago to try and squeeze another three to five years out of the structure.
3. Fire has damaged the center section destroying the framing and electrical systems.

Whether the structure should be repaired must be based on a comparison of the repair cost to the useful life span remaining. I would recommend that the booth be demolished and a new structure erected that meets today's codes and standards.

RGH:dsg

cc: City Manager



LODI GRAPE BOWL PRESS BOX-UPDATE

MARCH 3, 1993

1. Historical Background--Pete Saco
2. Architectural Design--Scott Dasko
3. Financial Picture--Pete Saco
4. Construction Update--Bill Meehleis and Jim Pryor
5. Closing Remarks and Questions--Pete Saco

COMMITTEE MEMBERS

Jim Pryor--Project Manager
Bill Meehleis--Building Contractor
Scott Dasko--Architect
Steve Virrey--Parks and Recreation Department
Ron Williamson--Director, Parks and Recreation Dept.
Doug Frueh--Tokay High School Athletic Director
Pete Saco--Lodi High School Athletic Director

**LODI GRAPE BOWL PRESS BOX STILL NEEDS FUNDS! DONATIONS
CAN BE SENT TO:**

Farmers and Merchants Bank
c/o Grape Bowl Pressbox Fund
Att: Safe Deposit
Call Box 3000
Lodi, CA 95241

FEB. 23 1993